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The following constitutes the
Order of the Court. Signed _____ 200__

Attorneys for Lone Oak Fund

Not signed
HON. ARTHUR S. WEISSBRODT
United States Bankruptcy Judge

UNITED STATES BANKRUPTCY COURT

NORTHERN DISTRICT OF CALIFORNIA

SAN JOSE DIVISION

In re
BENYAM MULUGETA and PAULA R.
MULUGETA,

Debtor and Debtor in Possession

LONE OAK FUND, LLC,

Movant,

v.

BENYAM MULUGETA and PAULA R.
MULUGETA

Respondents.

CASE NO. 09-51900-ASW

Chapter 11

order.
Court issued
an alternate
ORDER GRANTING MOTION FOR
RELIEF FROM THE AUTOMATIC
STAY ("Harrison")

DATE: July 14, 2009

TIME: 2:00 p.m.

Courtroom: 3020

280 S. 1st Street

San Jose, CA 95113

order.
ASW
8/26/09

The matter of the Motion for Relief From the Automatic Stay pursuant to 11 U.S.C. §362(d)(1) and (the "Motion") filed by Lone Oak Fund, LLC ("Lone Oak"), came on for hearing before the Honorable Arthur S. Weissbrodt, United States Bankruptcy Judge, in his Courtroom 3020 of the above-entitled Bankruptcy Court, on July 14, 2009, at 2:00 p.m. Lone Oak appeared by and through its counsel of record, Simon Aron of Wolf, Rifkin, Shapiro, Schulman & Rabkin, LLP. Debtors Benyam and Paula R. Mulugetta (collectively the "Debtors") appeared by and through their counsel of record, William J. Healy of Campeau Goodsell Smith, L.C. Other appearances, if any, were noted on the record.

1 Proper notice having been given and after reviewing and considering the Motion
2 and the statements and arguments of counsel to the parties appearing, and good cause appearing
3 therefor,

4 **IT IS HEREBY ORDERED as follows:**

5 1. Pursuant to 11 U.S.C. §362(d)(1) and (d)(2), the Motion is hereby by
6 granted as follows:

7 A. The automatic stay imposed under 11 U.S.C. §362(a) is modified
8 and terminated as of October 2, 2009, to permit Lone Oak to enforce all of its rights, claims and
9 remedies under applicable state law to foreclose upon and obtain possession of the real property
10 commonly referred to as 2332 Harrison Street, Oakland, California 94612 and legally described
11 in Exhibit "A" attached hereto (the "Subject Property").

12 ~~B. The 10-day waiting period provided by Rule 4001(a)(3) is waived.~~

13 **IT IS HEREBY FURTHER ORDERED as follows:**

14 2. This Order is modifiable by either party for good cause. *cause*

15 3. Debtor's request to modify this Order upon good may be filed and served
16 upon Lone Oak, the Office of the United States Trustee and other parties entitled to notice thereof
17 no later than September 4, 2009, with a hearing date of September 23, 2009, at 2:15 p.m., before
18 this Court.

19 4. In connection with the filing of a request described above, oppositions
20 thereto shall be filed and served by September 11, 2009, and Debtors' reply to any opposition
21 shall be filed and served by September 17, 2009.

22 5. Service of all pleadings and other papers concerning the matters described
23 above shall be made by fax, overnight delivery and/or electronic transmission in order to ensure
24 that prompt notice of such filings is afforded to all parties.

25
26 *Not in
27 court minutes -
28 copy attached.*

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NO OBJECTION:
Campeau Goodsell Smith, L.C.

By: William J. Healy
Attorneys for Debtors

END OF ORDER

Courtroom Hearing Continued (RE: multi-part motion - related document(s) 70) (Continued to 9/23/2009 02:15 PM at San Jose Courtroom 3020 - Weissbrodt) (GRANTED, effective close of business 10/2/09. Order modifiable by either side for good cause shown. Parties to file papers by 9/4, 9/11 and 9/17 for hearing on 9/23/09 at 2:15pm. Mr. Healy to sign off on order.)(er)
(Entered: 07/15/2009)

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DEBTOR

Benyam Mulugeta
Paula Mulugeta
1025 Harker Ave.
Palo Alto, CA 94301

U.S. TRUSTEE

United States Trustee
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280 S. 1st Street, #268
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